

Shunten International (Holdings) Limited (the “**Company**”)

Unit D on 7th Floor, KC100,
100 Kwai Cheong Road,
Kwai Chung,
New Territories,
Hong Kong

Leading Virtue Holdings Limited (the “**Offeror**”)

Room 1901, 19/F
Lee Garden Three
1 Sunning Road
Causeway Bay
Hong Kong

14 October 2025

Dear Sirs,

Re:

COMPOSITE DOCUMENT RELATING TO MANDATORY CONDITIONAL CASH OFFER BY PRIME SECURITIES LIMITED ON BEHALF OF LEADING VIRTUE HOLDINGS LIMITED TO ACQUIRE ALL ISSUED SHARES OF SHUNTEN INTERNATIONAL (HOLDINGS) LIMITED (OTHER THAN THOSE SHARES ALREADY OWNED AND/OR AGREED TO BE ACQUIRED BY THE OFFEROR AND PARTIES ACTING IN CONCERT WITH IT)

We refer to the composite offer and response document jointly issued by the Company and the Offeror dated 14 October 2025 in connection with the captioned matter (the “**Composite Document**”). Unless otherwise defined herein, terms used in this letter shall have the same meanings as defined in the Composite Document.

We hereby confirm that we have given and have not withdrawn our written consent to the issue of the Composite Document with the inclusion therein of the text of our opinions and the property valuation report, and the references to our name, opinions and the property valuation report, in the form and context in which they respectively appear in the Composite Document.

We further consent to the property valuation report and this letter being made available for public inspection as described in the section headed "Documents on Display" in Appendix V to the Composite Document.

Yours faithfully,

For and on behalf of

Ravia Global Appraisal Advisory Limited



Dr. Alan Lee

Director